

ANSONIA SHOPPING CENTER

403-495 MAIN STREET & 75 TREMONT STREET | ANSONIA, CT 06401

AVAILABLE 6,000 - 9,100 SF

ANCHORED BY



Marshalls

HomeGoods

ion BANK

JOIN NEWLY SIGNED KEY FOOD, HOMEGOODS, AND MARSHALLS

PROPERTY INFORMATION

- Join newly signed Key Food, HomeGoods, and Marshalls
- Directly across from Target
- 3 traffic-controlled access points
- 4 additional leases out

AVAILABLE SPACE

- Space 409-B: 6,000 SF
- Space 455: 9,100 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,467	53,977	98,064
MEDIAN HH INC	\$79,514	\$98,091	\$114,391
AVERAGE HH INC	\$117,456	\$126,263	\$144,940



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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ANTICIPATED TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
459	ION Bank	4,000
403-A	Key Food - Coming Soon	37,000
403-B	HomeGoods - Coming Soon	25,000
407	Cutting Crew	1,200
409-A	Lease Out	20,000
409-B	Lease Out	15,000
409-C	Available	6,000
435	Marshalls - Coming Soon	35,000
455	Available	9,100
475	Social Security	4,581
493	Lease Out	11,180
495	Mattress Firm	5,376
496	Lease Out	2,500
Total		175,437

Lease Out
 Available



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **13,467**

Households: **5,630**

Daytime Population: **9,166**

Median Age: **35.5**



Average Household Income: **\$117,456**

Median Household Income: **\$79,514**

3 MILE RADIUS:



Total Population: **53,997**

Households: **22,595**

Daytime Population: **30,302**

Median Age: **36.7**



Average Household Income: **\$126,263**

Median Household Income: **\$98,091**

5 MILE RADIUS:



Total Population: **98,064**

Households: **40,209**

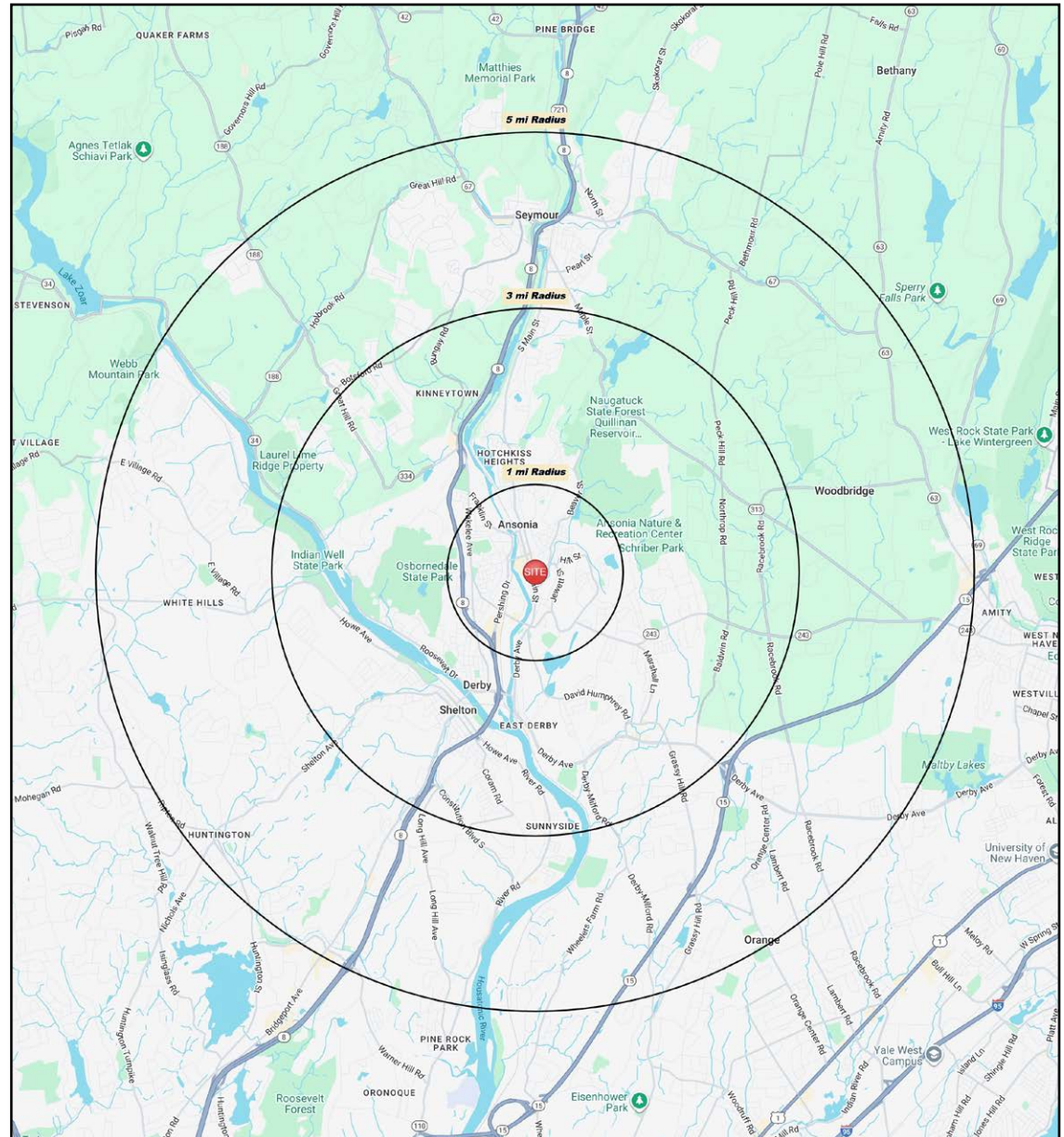
Daytime Population: **63,000**

Median Age: **39.2**



Average Household Income: **\$144,940**

Median Household Income: **\$114,391**



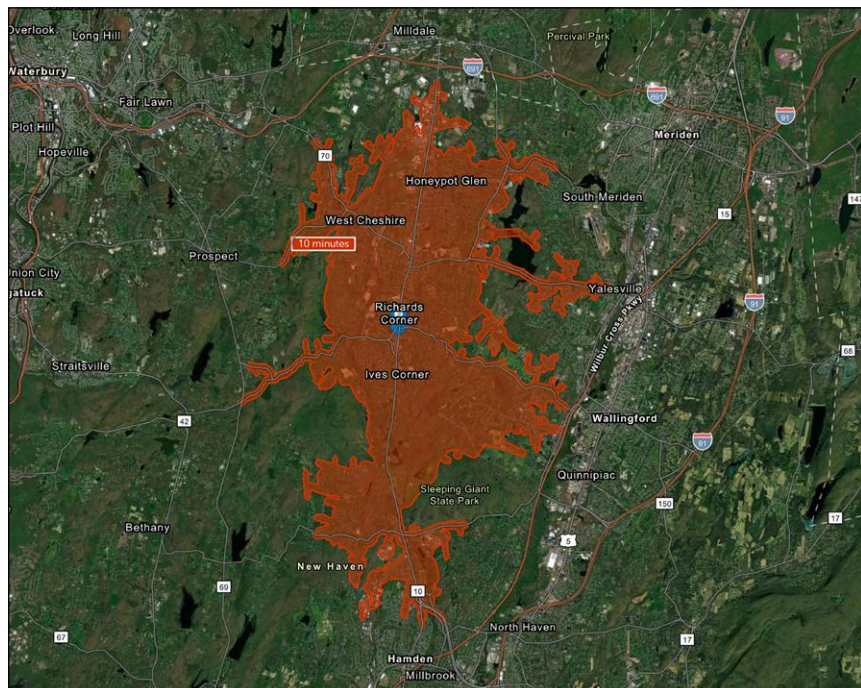
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10 MINUTE DRIVE TIME



KEY FACTS

92,387

Population

43.8

Median Age

\$91,393

Median Household Income

91,160

Daytime Population

TAPESTRY SEGMENTS

Dreambelt <i>6,408 households</i>	Moderate Metros <i>6,325 households</i>	Savvy Suburbanites <i>3,754 households</i>
<p>Socioeconomic Traits</p> <p>These Western suburban neighborhoods house mostly middle-income, working couples aged 35–74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between \$300K and \$500K.</p>	<p>Socioeconomic Traits</p> <p>In growing suburban areas, these young communities feature diverse households, including singles and families with young children. Residents earn middle incomes, work in service jobs, and live in modest, often pre-1990 single-family homes.</p>	<p>Socioeconomic Traits</p> <p>Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.</p>
<p>Household Types</p> <p>Married couples</p>	<p>Household Types</p> <p>Married couples; singles living alone</p>	<p>Household Types</p> <p>Married couples</p>
<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Single Family</p>

TOTAL RETAIL SALES

Includes F&B



\$1,049,504,206

EDUCATION

Bachelor's Degree or Higher



41%

OWNER OCCUPIED HOME VALUE

Average



\$475,551

ANNUAL HOUSEHOLD SPENDING

\$4,277

Eating Out

\$2,566

Apparel & Services

\$7,718

Groceries

\$242

Computer & Hardware

\$8,013

Health Care

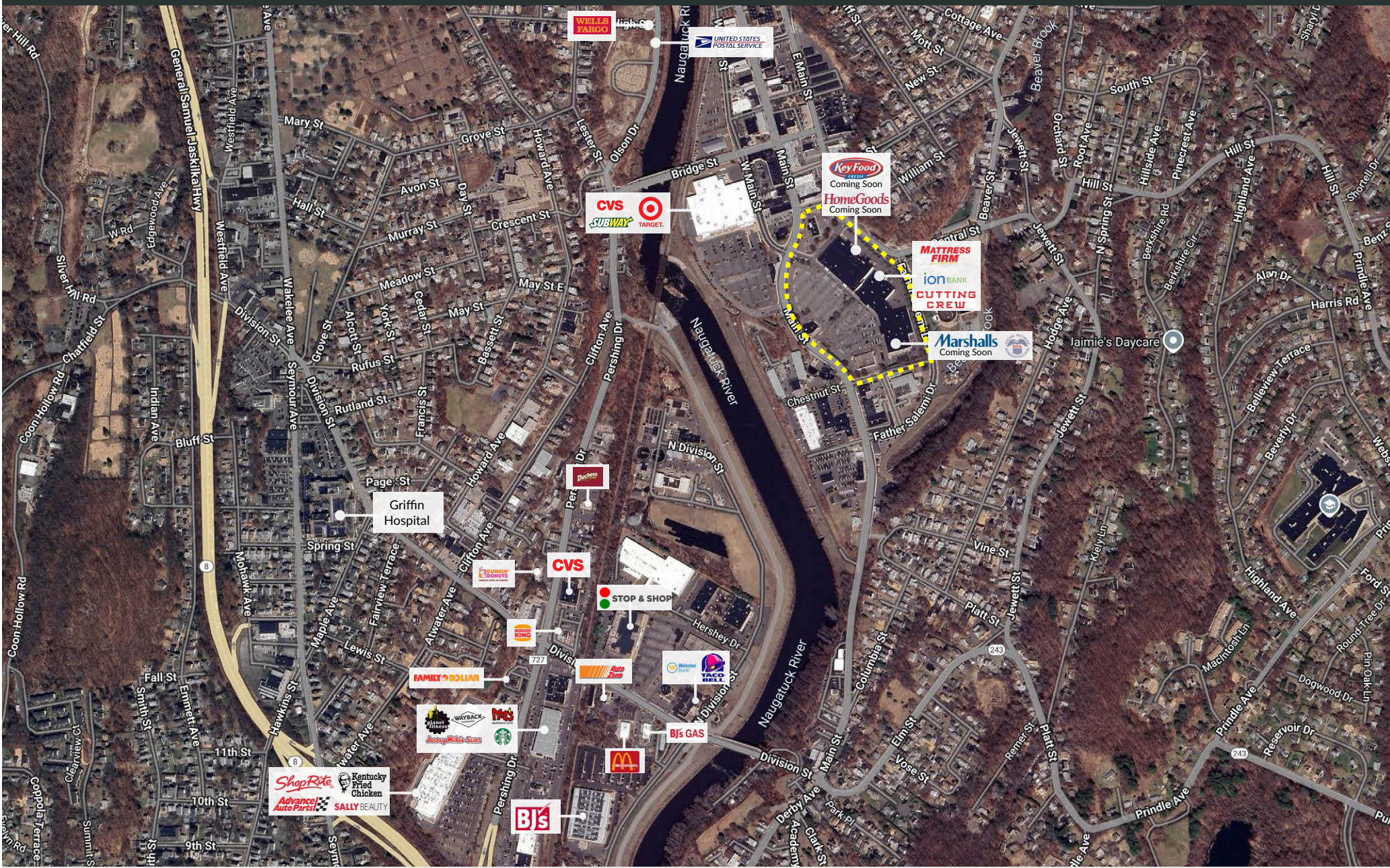


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PROPOSED SIGNAGE



**MAIN STREET
(MAIN ENTRANCE)**



**MAIN STREET &
W MAIN STREET**



OFF ELM STREET



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